

City to spend 'historic' \$16M on capital works – and more to redo greenhouses

BY LAUREEN SWEENEY

Westmount was poised to adopt a record-setting capital works budget of \$16 million for routine infrastructure and other projects, at a special meeting November 1, Mayor Peter Trent disclosed last week. These are to be financed from current cash on hand without incurring debt.

This is the first year of a \$48-million three-year capital program (2017-2019) of \$16 million a year.

In addition, the city has set aside an-

other \$1 million for each of the three years as an estimate for restoring and refurbishing the greenhouse complex though these costs are still unknown. Much of this could be offset by government infrastructure grants, the rest paid in a loan by-law, he said.

"It's a historic capital works budget," Trent said.

"It's going to be maintained for three years as part of a long-term plan to spend some \$91 million over the next 20 years on road reconstruction and maintenance [alone] just *continued on p. 22*



Remembrance ceremony draws hundreds
The military band and several Montreal regiments march down Sherbrooke St. to the cenotaph outside Westmount city hall November 6 at 1:45 pm. For more local Remembrance Day stories and photos, see p. 26.
Photo: Ralph Thompson

Bike route trial to continue next year, city tells crowded public meeting

BY LAUREEN SWEENEY

Westmount's trial commuter bike route – westbound on Côte St. Antoine and eastbound on Westmount Ave. – should continue next year, city traffic officials told a crowded public meeting November 1.

The bike lanes had already reduced speeding and served as a traffic-calming measure, especially now that Westmount is feeling the impact of increased traffic volumes from the Turcot and other road projects, traffic specialist Jonathan Auger said.

"Let's continue the trial to collect more data," he said in an opening presentation to more than 40 people who filled the multipurpose room at the Westmount recreation centre, "There is so much more we can do."

This would include improving signage, applying additional traffic calming measures, increasing enforcement and educating cyclists. It would also enable the city to gain more feedback from residents. "This is what we're proposing."

It would also allow for seasonal variations in *continued on p. 8*



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'Giant iPad'

Multitouch table brings library archives to life

BY LAUREEN SWEENEY

A special digital table display was unveiled October 15 at Westmount Public Library as a new feature that provides users

with a rare peak into some of the "treasures" hidden in the library's archives.

The nearly five-foot long "multitouch table" in the library's main hallway contains three stories so far. These are: "West-

mount in postcards" from the early 1900s; "a love story" compiled from the postcard correspondence detailing a young couple's courtship from 1906 to 1909; and "a story of the city's honour roll" of outstanding citizens.

"We refer to it as a giant iPad," said Lora Baiocco, online services and archives librarian, who put the content together along with Julie Bouchard, head of systems and technical services.

And just like an iPad, although it uses the Windows10 operating system, the user can touch an image, enlarge it, turn it around or swipe through others.

The various stories can be selected from a menu at the lower left of the screen, as well as the choice of English or French, she said.

Believed to be the first multitouch table in a public library in Montreal, the idea was *continued on p. 21*



Lora Baiocco, left, and Julie Bouchard describe one of three stories on the new multitouch table at Westmount Public Library October 26. This one features many postcards of the city.

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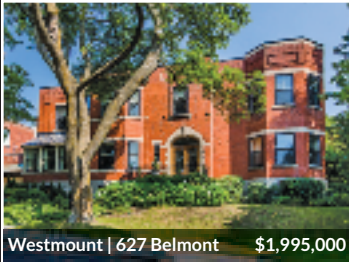
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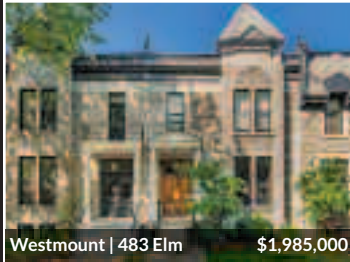
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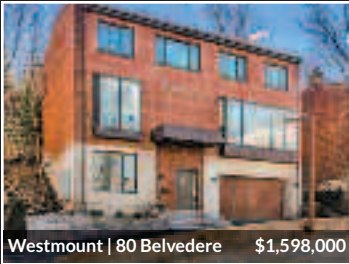
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Markings on new Prince Albert

By LAUREEN SWEENEY

Strange graffiti-like markings that appeared on the new concrete sidewalks after the reconstruction of Prince Albert this summer are expected to disappear over the winter, Public Works officials said last week.

The sidewalk markings – that look like scribbles and blotches – resulted from debris on the fresh sidewalks, said Elisa Gaetano, assistant director, engineering and infrastructure.

“After the project was completed, the contractor proceeded to pressure-wash the sidewalks to remove any debris and/or dirt left over from the construction,” she explained.

“The grey patches and scribbling are in fact the marks left by the pressure washer, as some of the curing product was removed during the washing process. The removal of the curing agent [which is applied only to the surface of the sidewalk, immediately after a concrete pour] did not damage the integrity of the sidewalks as the concrete had already been cured sufficiently.”

“If required, an additional curing agent can be applied to the sidewalk next spring,”

she said.

It should be noted “that the project is under a five-year guarantee with the contractor,” she added. The contract was awarded to TGA Montreal Inc., which has subsequently been reconstructing Wood Ave.

Debris from boots

According to Prince Albert resident and architect Ken London, some of the debris that had led to the sidewalk markings came from the residue on boots of construction workers working on the concrete roadbed and asphalt paving, which followed the sidewalk work and subsequently had to be removed by pressure hoses.


Having watched the process of the work, he described the actions of the workers as “careless” and not up to the usual quality required by the city. “I brought it to the attention of the city and the site inspector at the time.”

Some of the concrete bases around light standards and in other places was rough and already chipping, he said.

He said he had already forwarded a list of alleged deficiencies and asked “What happened here? You don’t see it on the other streets.”

See photo, next page 7.

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sidewalks expected to disappear



Autumn leaves aside, photos taken October 28 show some of the types of markings left behind on Prince Albert sidewalks. This photo was taken on that street near Chesterfield.

Thanks to volunteers, Westmounters can benefit from rich array of activities



Councillor's Column

ROSALIND DAVIS

Westmount is a vibrant community with a multitude of activities happening daily at the Westmount Public Library, Victoria Hall and the Westmount recreation centre.

The staff at these sites work hard to ensure the best service to residents. However, many of these activities succeed due to the added involvement of volunteers, such as coaches, community groups and committees. Their time and expertise are invaluable to all Westmounters.

As gesture of appreciation for all they do for Westmount, a recent reception was held at Victoria Hall to recognize these community groups and volunteers, as well

as welcoming new residents.

With the approaching holiday season, and the resulting increase in events, volunteers are once again stepping up.

The energetic Community Events Committee is this year running the much anticipated Artisans Westmount.

This seasonal event is held in Victoria Hall during the weekend of November 12 and 13, with over 30 artisans offering a wide selection of wonderful creations.

In the spirit of giving that is so prevalent at this time of the year, this event also serves as the launch of Public Security's Christmas basket campaign that benefits a number of Westmounters.

With this in mind, admission to Artisans Westmount is a contribution of non-perishable food items or \$2.

Councillor Rosalind Davis is commissioner of Sports and Recreation, and sits on the Community Events Advisory Committee.

The Sky Isn't Falling:

NEW PERSPECTIVES ON **INTERMARRIAGE**
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Jim Keen

Jim is an educator and the author of the book *Inside Intermarriage: A Christian Partner's Perspective On Raising A Jewish Family* (URJ Press).

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Bike route meeting hears safety is city's prime concern,

.....
cont'd. from p. 1

the collection and analysis of data.

"The whole island [of Montreal] is in a reconstruction surge," said Public Works director Patrick Raggo, who chairs the city's Traffic Advisory Committee. People

will see the benefits of bike paths as "a silver bullet" in reducing the highest speeds, which cause bodily injury.

Data collected since implementation of the bike lanes starting last April showed that in October the number of vehicles "speeding" over 40 km/h on the Côte Rd.



More than 40 citizens turned out to the 6 pm meeting at the Westmount recreation centre.



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This bicycle map dated 1897 was presented, showing Côte St. Antoine as a designated bike route.

Others called the trial a "very positive move." They said the new bike lanes made it easier and safer for cyclists and brought Westmount into the current expanding cycling network in the Montreal area.

Safety trumps inconvenience

Safety, especially of young children going to and from Roslyn School, overrides "inconvenience," stated Raggo.

This is the city's main concern when it comes to protecting the community's "most vulnerable," he said.

Statements from the school crossing guards on both Côte St. Antoine and Westmount Ave. described the bike paths as having reduced speeding, created a more orderly flow of traffic and appeared to have

changed driver behaviour.

Findings presented

Mayor Peter Trent, who did not attend the meeting, later told the *Independent* he found the average speed of cars on Côte St. Antoine, taken before the bike lanes, of 48 km/h to be a significant finding. It was 20 km/h over the speed limit. "I've always said we had a speeding problem." The average speed on Westmount Ave. by comparison was 41 km/h.

Findings also revealed that in samplings taken over an eight-hour period during a typical day from 7 am to 6 pm in October, 133 cyclists were found to use Côte St. Antoine, along with some 2,900 motor vehicles.

At the same time, 227 cyclists used the one-way bike lane on Westmount Ave. though no traffic counts for cars were available.

The presentation explained that while the new paths had been opened at the same time, the reconstruction of Westmount Ave. shortly after had effectively forced some eastbound cyclists to detour down to the westbound bike path on Côte St. Antoine to continue their journey.

As a result, three in 10 cyclists were found riding the wrong way. This number had been "reduced 50 percent" after the re-opening of Westmount Ave., according to data collected in October. All data was subject to seasonal variations.

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pros and cons voiced over trial bike lanes

No surprise

Both bike routes were initiated by recommendations in the city's Master Traffic Plan adopted in 2013, Auger explained. "So no one should be surprised."

Interestingly, one of the slides shown by Auger showed a "bicycle map" of the island of Montreal in 1897, in which Côte St. Antoine was clearly designated as a bicycle route. Some opponents of the current bike route had argued the new bike lane was inappropriate for such a historic street.

Varying views expressed

At the start of the meeting, Councillor Philip Cutler invited those attending to "feel free" to express their opinions whether "for or against" the bike routes. "We want this to be open to everyone."

And they took his advice to heart during what turned into a lengthy question-and-answer period that even included discussion among members of the audience.

"Between 4 and 6 pm, I cannot get out of my driveway," said Brenda Stermer of Côte St. Antoine, who likened the back-up of the traffic to that of a thoroughfare. "The quality of my life has gone down. It's a horrible situation."

"This lady has it right on," said Bruce Anderson, a resident of the street, who has been voicing concerns during council meetings since the trial was announced.

Cyclists going the wrong way create a "very dangerous situation," he added.

"We're all against it," Zephyra Passarella said as Carolyn Lancaster nodded beside her.

Other residents expressed concern over the negative impact a bike path might have on property values but another argued the opposite was true.

If residents can't back out of their driveways, they should back into it in the first place," John Fretz of Lansdowne suggested. That isn't so easy in bumper-to-bumper traffic and with another car in a shared driveway, he was told.

Greg Dunning, an avid cyclist from Kitchener Ave., told residents to come up with some ideas to solve the problems on their streets and "stop crapping on the bike paths" that are going to be springing up throughout the area anyway.

A woman from NDG thanked Westmount for launching the new routes because it would make it easier for those residents to speed up implementation of adjoining routes in that district.

Among some of the recommendations made from the audience included switching the Côte Rd. bike lane to the south side and replacing the solid bike lines by dotted ones at intersections to enable sharing by cyclists and cars.

Maureen Kiely of The Boulevard said the collection of data at this time "is meaningless" given the number of construction projects all around Montreal that forced some drivers to use Côte St. Antoine as an alternate route west.

And in regards to the long-term impact on local traffic from the Turcot Project, Hydro Westmount director Benoit Hurtubise reminded the audience of an upcoming public meeting Wednesday, November 9 at Westmount city hall with officials of the Quebec ministry of Transport.

Councillor Patrick Martin, who attended the meeting, said later that "there were serious concerns expressed by residents of Côte St. Antoine that need to be addressed, especially if they can't back out of their driveways because of congestion."



Jonathan Auger explains the city's presentation at the bike trial meeting November 1.

A petition opposing the bike path trial was presented at the October 5 council meeting a year ago (see story October 13, 2015). It had been signed by residents of 74 of 78 homes reached on Côte St. Antoine.

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LETTERS TO THE EDITOR

LISTENING TO CÔTE RESIDENTS ON BIKE LANES?

The results of the trial bike lane meeting on November 1 was focused on trying to convince residents that the bike lanes area is a good thing. They highlighted the city's leadership in active and sustainable transport. Really? Two bike lanes leading to nowhere – not downtown or lower Westmount, where we shop and bank, and not to schools unless you live east of Selwyn House or west of Roslyn.

Upper Westmount has steep hills, which makes cycling difficult and dangerous – the cyclist who fell on Victoria this summer can attest to that! Put safe bike paths on Sherbrooke and St. Catherine streets. These could make a true difference!

A traffic calming tool, such as concrete planters with greenery and flowers would have been much more attractive.

Speeding problem on Côte St. Antoine: we have stop signs at every corner except at Arlington, yet their study and results are all based on speeding at this point only. So their results cannot be extrapolated to the rest of the street, but this is exactly what they are doing – hence a biased study.

The Arlington corner has no stop sign

and cars are trying to get up a steep hill, so of course they accelerate. And the steepness exceeds established norms for a bike lane – hence puts Westmount in a position of liability.

Governance: why is our council not listening to the residents living on these streets? Oh, right, this is just a “trial.” I wonder if that is what they told the de-Maisonneuve residents?

OLGA SKICA, CÔTE ST. ANTOINE

NOT CLEAR ON OUTCOME OF BIKE PATH TRIAL

The residents who attended the public consultation meeting on the trial bike routes were given a dose of corporate strategies on how to sell an idea; we heard of how automobile driver behaviour was one of the root causes to implementing a bike path, and that the creation of the endless traffic on Côte St. Antoine and Westmount Ave., morning and afternoon, was implemented so we may calm down and not speed.

No numbers of how many bikes use the path daily or weekly were provided; we heard of percentage of bikes riding the opposite way.

Finalizing as in any corporate board room, we did not hear the words: “With this data, our trial bike path has a positive role with the large number of users” or “data has shown us the bicycle path is not used enough to justify the backlog in traffic.”

The cost of this report to the taxpayer is in the thousands of dollars.

KIRK POLYMERAKOS, CLAREMONT AVE.

QUI PAIE POUR LES FEUILLES?

Merci pour votre journal, encore et toujours! Voici une lettre que j'aimerais vous soumettre:

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b: négociez le montant “transport and dump leaves” de votre facture

c: pas grave, la ville s'en chargera

2- vous n'avez pas ratissé ou fait nettoyer votre jardin mais un sac de feuilles est posé chez vous

a: c'est un cadeau?

b: c'est un oubli du jardinier qui vient de souffler les feuilles du voisin?

c: pas grave, c'est la ville qui ramasse

Nous sommes tellement chanceux à Westmount d'avoir de si beaux arbres! Profitez bien des couleurs, il reste quelques feuilles aux arbres.

BARBARA ROUBERT, METCALFE AVE.

DORCHESTER, THE GATEWAY

I couldn't agree more with Elena Jones' letter “Dorchester-area residents have ideas for north side,” (November 1, p. 10), regarding the development of Dorchester Blvd. The idea of a narrower street and yet another building are disheartening to say the least. The residents' voices should be heard!

A green space, dog run or other use, where we can conserve mature trees are better choices.

Let's make the gateway into Westmount something that reflects our community.

MAI NGUYEN, ARLINGTON AVE.

Hidden talents: Artistic photo project

The photographers and the lovers



This scene was photographed just outside the Westmount Public Library October 27. Photo: S. Beitel

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– Kristin McNeill, editor, Westmount Independent

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Dorchester Blvd. W., Westmount **\$ 2,498,000.00** | 23 Oakland Ave.,
Westmount **\$ 2,898,000.00** | 4326 Westmount Ave., Westmount
\$ 1,980,000.00



Historical association's talk on Dorchester turns political

By MARTIN C. BARRY

A decision by the Westmount Historical Association (WHA) to include a talk by a city councillor on the city's plans for Dorchester Blvd. as part of a presentation on the historical evolution of the street got a heated response from some members of the audience, including one person who objected to non-historical issues being discussed during a WHA event.

Councillor Theodora Samiotis, who lives on Dorchester and represents lower Westmount's District 8, was the guest speaker

October 20 for the historical association's second lecture, "The Changing Face of Dorchester," of its fall series on the streets of Westmount.

Dorchester's layout drastically changed beginning in the mid-1960s when all the Victorian houses that had been located on the north were expropriated and demolished so that the street could be widened.

From that time on, homes on the south side of Dorchester faced empty lots and institutional buildings. A PowerPoint presentation by WHA president Caroline Breslaw provided some historical context on what was lost.

"The Dorchester of today is very much a reflection of urban planning in the 1960s – not just in Westmount, but in Montreal and all of North America," she said. She said the residences on both sides of Dorchester were noted for their Victorian whimsy and rich architectural detail. By 1890, Dorchester Blvd. in Westmount had become known as a prestigious address.

But around 1961, when the Montreal Amateur Athletic Association's old clubhouse on the Westmount Athletic Grounds and some Victorian row housing were demolished to make way for the



City councillor Theodora Samiotis presented the city's preliminary vision of urban planning changes to Dorchester Blvd. during a Westmount Historical Association lecture October 20.

new Westmount High School building on St. Catherine St., the area was going "out of fashion," Breslaw added.

As early as 1954, the city of Montreal had widened Dorchester all the way west to Guy St. Before continuing on to Atwater, Montreal asked Westmount to widen its portion of Dorchester. As such, in 1962, 135 buildings were expropriated by Westmount to widen Dorchester. Residences on the north side of Dorchester and the south side of Tupper St. between Atwater and Hollowell were demolished in a single year from 1966 to 1967.

Widening was an 'error'

Samiotis, who compared archival images of Dorchester before the widening to photos taken after the demolitions, said they made her "more and more convinced that this was such an error and something we needed to correct."

She then went on to explain that the city's goal is to reconnect the southern side of Dorchester, where the Victorian housing survives, with the northern side, where there are currently several parking lots and the Royal Bank's former Visa data centre now stands vacant.

"One thing I can tell you offhand is our vision would be definitely not to build four large towers on the Tupper lot," she said. But at the same time,

continued on p. 13

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Firetruck, motorcycle collide



According to a police officer on the scene November 4, a fire truck was going east on Sherbrooke, and as it was taking a wide turn to the right on to Clarke, a Harley Davidson motorcycle came up on the inside and hit the rear right-hand side of the fire truck. It was reported that the motorcycle then careened into the mailbox on the east side of Clarke. The motorcyclist was taken to hospital with some possible damage to his leg. The scene above was photographed at 4:30 pm, about 15 minutes after the accident.

Photo: Ralph Thompson

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Dorchester cont'd. from p. 12

since the agglomeration is requiring Westmount to maintain a reasonable level of traffic along Dorchester, she added "I don't think the plan is to go back to how the street was because that's too narrow."

Dorchester-area residents respond

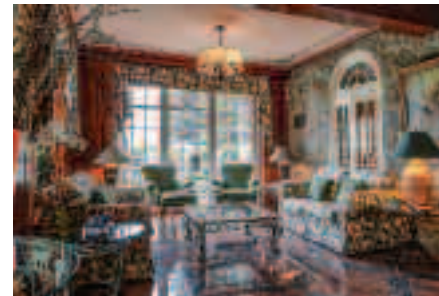
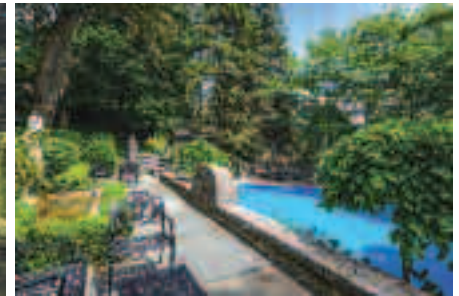
During a question period, there was a generally negative response to what Samiotis had said. "I don't have a problem with renewing the area, but you make me awfully nervous," said Tony Kez, a Dorchester resident, who was critical of several aspects of the preliminary plans.

"I'm a property owner on Dorchester, and I have to be very vigilant about what you're going to do on the other side," he continued. "Because if anybody's affected by it all, I'm going to be."

"I don't want to see the tax money I pay go into a big road project from St. Catherine St. all the way to Atwater," said Patricia Dumais, who lives just south of Dorchester on Greene Ave.

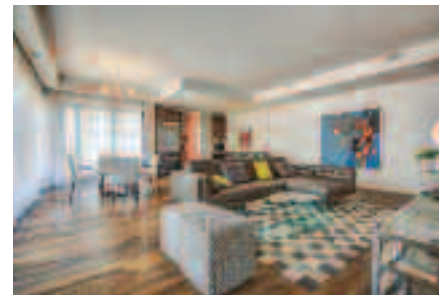
"I do not think that this is a great forum to have so many different concerned parties discussing something that's not related to the historical society," said one woman who didn't identify herself.

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Call renewed for advance cyclist lights after accidents at Wood/de Maisonneuve

BY LAUREEN SWEENEY

An accident between a car and bicycle at Wood and de Maisonneuve November 4 has resulted in a repeat request to city council to install advance bicycle lights at the intersection to protect cyclists on the bike path from westbound cars turning left onto Wood.

Dan Lambert, president of the Association of Pedestrians and Cyclists of Westmount (APCW), wrote to council members November 4 saying "Our association has repeatedly asked council for the same, to no avail."

He referred to two similar incidents at the same intersection within a three-day period November 1 and 4.

The first resulted in what Public Security officials described as resulting in an "altercation" between the driver and the cyclist. The second sent a cyclist to hospital for pain in the hip.

Two years ago at the same location, a pedestrian was fatally injured, resulting in the city installing "on-demand" pedestrian crossing lights as recommended by the coroner in the case, who also had recommended the addition of advance bicycle signals.

Following that, Lambert asked for 10-second advance green arrows to give cyclists on the bike path a head start crossing the intersection before cars (see letter September 16, 2014, p. 6). He has also been asking for them at the intersections of Clarke and Greene as well.

"So the obvious question," he asked council members in his recent email, "is what will it take to motivate the city to improve the safety of cyclists at [that location]?"

"These incidents also highlight the vulnerability of cyclists and why they need protection from aggressive drivers in Westmount," he wrote. "Until there are more protected bike paths with safe intersections in our city, the number of residents travelling by bike rather than by motor vehicle will remain small."

Mayor Peter Trent told the *Independent* he had requested a copy of the report concerning the most recent accident before commenting.

In the accident November 4, Lambert said he had spoken to the daughter of the injured cyclist and learned the woman in her 50s was a resident of Grey Ave. who

commutes by bike daily along the de Maisonneuve path. She was reportedly hit by a westbound SUV turning left in the morning while cycling east, he said. Both had had a green light. The impact knocked the cyclist to the ground. She was taken to hospital for an injured hip and later released.

The previous incident November 1 at the same intersection had been witnessed by an APCW board member, who stated a cyclist, who had been hit by a left-turning vehicle, and the driver were arguing even as she lay on the ground. This indicates there is confusion at the intersection as to who has the right of way, the witness stated.

She was not believed to have been injured since a public safety officer reported arriving on the scene at 5:42 pm "to witness the end of an altercation," according to Public Security officials. The officer had "ordered" both the driver and cyclist to move to the side of the road.

Councillor Patrick Martin said that "two similar incidents in a same week at a same intersection is two more than acceptable." He said he expected the city's Traffic Advisory Committee would be reviewing them at a meeting this week. "There are contradictory accounts of the direction of the vehicles and what exactly happened," he added. "This should be cleared up at the meeting."

With warmer autumns, he added, "there are more bikes on the road late in the season. As the days get shorter, visibility, and proper traffic signals are increasingly important safety factors."

'Priors for sure,' said one suspect

Three young people were found in Queen Elizabeth Gardens after the midnight park curfew October 30, Public Security officials said. They were spotted by patrollers at 2:27 am and asked to identify themselves so they could be verified for "priors." At that point one said, "Oh yeah. I have priors for sure." These were found to include the possession of alcohol in Westmount Park in April and one a year ago for curfew violation. He was to receive a ticket for \$77 by mail. The other two were given warnings.

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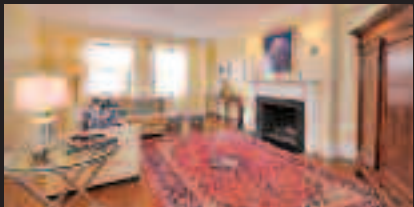
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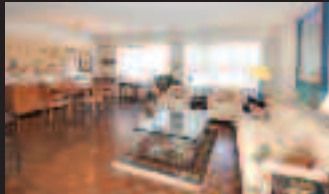


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Bought & Sold – real estate transfers in July 2016

For list of transfers, please consult the paper archive.

.....
continued on p. 22



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Sales analysis

July transfers: Volume continues strong



Real Estate

ANDY DODGE

The following article relates to the registration of deeds of sale for Westmount property in July 2016, gleaned from non-city sources. A



15 Grove Park, highest mark-up 31.7 percent, photographed November 4.

list of sales can be found on p. 19.

Five sales over \$2 million headed the list of real estate transfers in July this year, capped off by the \$2,600,000 paid out for 3710 The Boulevard, a detached stone house between Sydenham and Aberdeen avenues. July tallied 23 sales of single-family dwellings, almost the same volume as in June but bringing the total for the year so far to 110, the highest number (through July) since 2012.

The only house to sell for less than \$1 million was 337 Roslyn Ave., where the buyers paid \$996,200, exactly the municipal evaluation.

Even with so many at the upper level and virtually none in the lower range, the average price of 23 homes was \$1,638,100, only the fifth-highest monthly average in the previous 12 months. Highest mark-up over valuation was 31.7 percent for 15 Grove Park; only five of the 23 sales went for less than municipal tax value, the

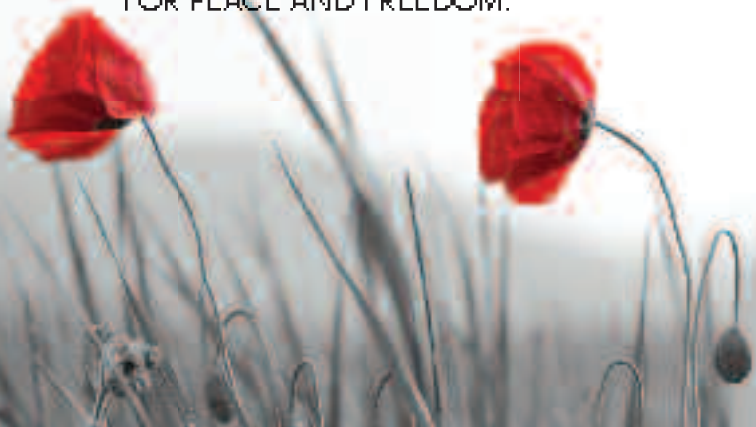
continued on p. 21



3710 The Boulevard, highest price, \$2,600,000, photographed November 4.

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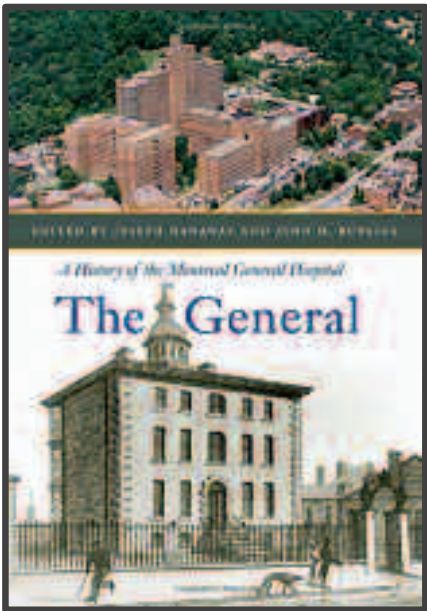
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Multitouch cont'd. from p. 3

brought back from a tour of the DOK Library in Delft, Netherlands three years ago by Westmount's library director, Julie-Anne Cardella.

Out of boxes

For Baiocco, the "love story," is a prime example of the goal to bring some of the library's archives "out of boxes" and make them available to the public.

"This is a very rich and beautiful story of the romance between Ernest Sabourin of Rigaud, and Alida Dubeau of St. Rédempteur," she said. It is told through their

sometimes daily correspondence on postcards. "It amounts to the Twitter of their time."

He had two suitors; she had three. "Their correspondence to each other and their family members through these postcards depicts what it was like at the time in Quebec," Baiocco said. "It's a magical part of our postcard collection."

"Knowing that we have these stories hiding in boxes, it's very thrilling to me that we can now bring them to life and give them back to the community."

The postcards were transcribed by Bouchard once she had "cracked the code"

of Sabourin's "terrible handwriting." The French was then translated by Baiocco. "The postcards themselves are beautiful. They're all scenes from Europe," she said.

Now that the opening stories are on the multitouch table, "it's very gratifying to see people exploring them," Baiocco said.

Included in the postcard collection of many scenes of Westmount are those of golfing around 1910 before development of the Surrey Gardens area, as well as one of a horse and carriage at the intersection of Côte St. Antoine and Sherbrooke around the same year.

"Knowing that we have these stories hiding in boxes, it's very thrilling to me that we can now bring them to life..."

— Loro Baiocco.

On the other hand, the story of the city's honour roll, initiated in 1990 by the late Mayor May Cutler, is still a work in progress, being compiled by the library's

reference department. It so far contains material related to the lives of 10 of the recipients who posthumously received the civic honours.

Custom made for library

The wooden multitouch table itself was custom made, Baiocco explained. "Julie and I went to the hardware store and found the finish that would fit in with the

library. We knew the table would be in a prominent spot, and we wanted to bring together the old and the new aspects."

The city's IT department incorporated the screen and hardware into the table.

"We also had Joannie Archambault (library technician) helping us immensely in the final weeks leading up to the launch of the table. She did some scanning, translation and content input," Baiocco said.

Sleeping between doors

Public safety officers came across a man sleeping between the two doors of an apartment building at the northeast corner of Victoria Ave. and St. Catherine at 3:27 am October 18. Public Security officials said the man had obvious signs of alcohol consumption and complained of a sore ankle. He was described as cooperative and left on his own accord, heading toward the Vendôme Metro station. He lived in St. Henri.

Dodge cont'd. from p. 20

biggest mark-down recorded at 18 Grenville Ave., 20.4 percent below valuation.

The 23 sales, added to 25 in June as well as a stunning 20 registrations in March, means that for the first seven months, 110 one- and two-family dwellings have been transferred, compared with 95 at the same time in each of the last two years, and 91 in 2013, though 114 year-to-date in 2012. So far this year, the average mark-up over the 2014 valuations is 6.2 percent, compared to 6.6 percent for all of last year, so just about the same.

Only two condominiums changed hands in July, including a share of a duplex at 426 Mount Stephen Ave. and a penthouse apartment at Château Westmount Square, 4175 St. Catherine St., which sold for \$1,400,000, some 14 percent less than its \$1,631,500 valuation.

One more sale involved a one-third share of a triplex on Somerville Ave., with the right of use of 86 Somerville.

See another photo, p. 21.

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Spending on upgrading infrastructure up 19% over 2016

cont'd. from p. 1

to catch up” on the infrastructure “deficit” incurred in the past and continue maintenance and new work.

The \$16 million for infrastructure investment in 2017 is 19 percent higher than the 2016 budget (after removing the \$1 million for the pay-by-plate parking system), Trent explained.

Lion’s share to roads, water, sewers

Work on roads, sewer and water mains accounts for the lion’s share of the budget, some \$9 million.

Approximately \$5.7 million is allocated to roads, \$3.4 million to the water and sewer network, \$1.8 million to building maintenance, \$1.6 million to parks, \$1 million to vehicles, \$2.3 million to Hydro Westmount upgrades and \$530,000 to information systems, as well as \$125,000 on Urban Planning and other projects.

Of this, \$1.9 million is expected to be offset by government subsidies (mostly from the gas tax), leaving some \$14 million to be paid by the pay-as-you go provision in the city’s operating budget to be presented December 12.

The total amount of the budget is double the average indexed amount of \$8 million budgetted for capital works for the years ending 2015, he noted (see graphs on same page).

From now on, Trent said, the city would be setting aside from accumulated surplus every amount owed by the city. The surplus at the end of September was \$34.2 million and the debt reserve was \$26.6 million. “I feel it would be so much easier for everyone to understand matters if we had a full provision to pay off all our debt in our appropriated surplus.”

The challenge now “is not in the funding but in executing the work,” he explained.

What can residents expect in 2017?

Major projects:

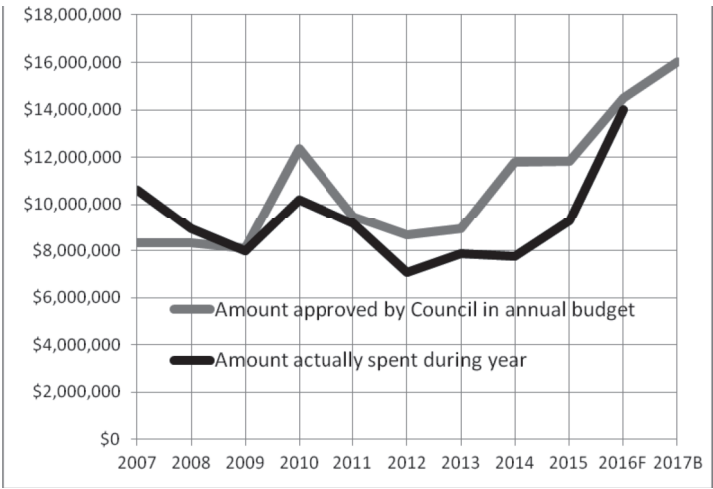
- Reconstruction of Westmount Ave. (Victoria to Claremont), \$2 million;
- Reconstruction of Argyle (Sherbrooke to Thornhill), \$930,000;
- Water main rehabilitation on Argyle (Thornhill to The Boulevard), \$562,000;
- Road reconstruction and water main rehabilitation on Belmont (Belmont Cresc. to Westmount Ave.), \$625,000;
- Reconstruction of Anwoth and water rehabilitation, \$689,000;
- Water main rehabilitation on Clendeboye, Sunnyside (Upper Roslyn to Lexington) and Grosvenor (de Maisonneuve to Sherbrooke), \$1,473,000;
- Buildings: city hall, library, public works, \$1,823,700;
- Parks: Summit Circle project; Summit Woods refurbishing; new playground equipment for Westmount Park and the Bruce tot lot, and a new swing set for Prince Albert Park with a swing for special needs, as with Westmount Park; work on community gardens and a start on refurbishing Westmount Park \$1.2 M).
- Other projects: emergency phones in parks, mobile camera for pay-by-plate tickets, SE sector revitalization project professional services and train station feasibility study.

Man protected while awaiting ambulance

A man was found lying on the sidewalk at 4006 Dorchester near Atwater during rain October 21, Public Security officials. Officers covered him with waterproof blankets until the arrival of Urgences Santé. Answering a call from Public Works at 8:38 am for a man who had fallen, patrollers found him outside St. Stephen’s Church lying on his side. Vomiting, he was having trouble breathing and unable to speak. It was not known where he lived.

Basic infrastructure investment, budget vs actual

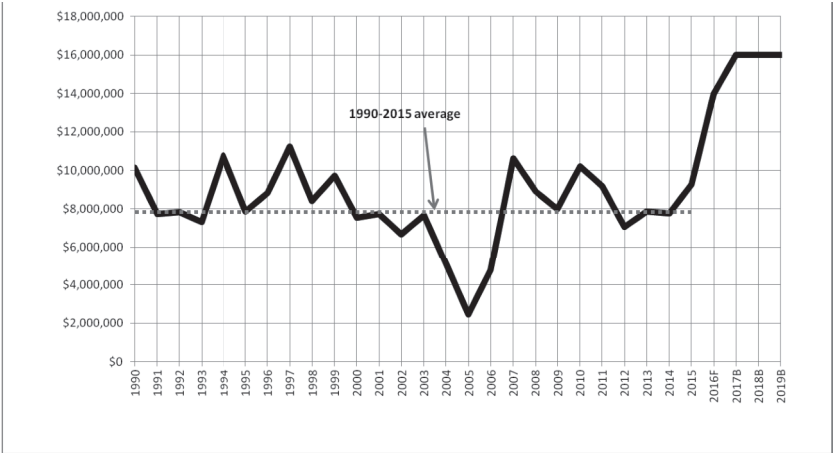
Adjusted for inflation
November 2016



Source: Mayor Peter Trent, November 2016

Westmount’s yearly investment in basic infrastructure, 1990-2019

1990-2015 actual, 2016 forecast, 2017-2019 projected. Adjusted for inflation.
(Excluding the 1995 restoration/expansion of the library, the 2013 WRC and the 2017 greenhouse project.)



Source: Mayor Peter Trent, November 2016

An interview with Public Works director Raggo on Westmount's waste management

Majority of garbage diverted away from landfill, thanks to resident participation

By ISAAC OLSON

Public Works director Patrick Raggo says Westmount's waste management system is arguably one of the best on the island of Montreal with the majority of waste diverted away from landfills.

There are essentially five streams of waste, managed principally by city-hired contractors, Raggo explained. The city collects and ships garbage, recycling, organic waste, yard waste and hazardous waste, he said.

"The system works well," said Raggo. "If you look at statistics for diversion across the island, we are actually one of the top jurisdictions. I would say very close to the top. We're quite proud of our numbers."

According to the city's website, the city diverts 60 percent of waste from landfill sites, but Raggo indicated that number is around 66 percent today. Last year, the city produced about 6,200 metric tons of waste that was recycled or it fell into the category of dry, green or hazardous waste, said Raggo, while 5,100 metric tons went to the landfill.

By the dollar

The city of Westmount's waste collection services are 100 percent contracted out, said Raggo, at a cost of \$750,000 a year for garbage, \$300,000 for organic and about \$300,000 for recycling (including the commercial component). These numbers, he said, include both the door-to-door pick-up and the shipping of the waste to landfills or processing sites.

"These [dollar amounts] can and probably will change next year because some of these contracts are expiring," he said.

Raggo said the city is continually reach-

ing out to residents, dropping off flyers and even going door to door to talk to Westmounters about properly managing their household waste. The city provides detailed information on its website as well. Residents can look up each waste stream and learn how to properly dispose of anything from household appliances to certain types of plastic.

This, explained Raggo, helps ensure people participate in the process properly as resident participation is key to making this work and ensuring, for example, that a truckload of organic waste isn't contaminated enough to be shipped to a landfill rather than a composting centre. Contamination happens when too much inappropriate material is mixed in to loads designated for recycling or organic processing centres. Entire loads can be rejected and sent to landfills, but it is not a common problem.

Westmounters, said Raggo, have proven to be dedicated to following the rules and many show interest in learning about the process. Those who have questions, he said, are welcome to contact Public Works and they often do.

"People want to do the right thing, but they need the education. They need the contact with the city to help them compost more effectively," he said. "Basically, we call it door-to-door marketing."

Garbage

While it is unusual in most communities for garbage collectors to enter backyards and storage areas to take trash, Raggo said it is a necessity due to the geography of the city. For example, trash bins cannot be left on many of Westmount's streets because of the steep hills.

Wheeled bins, especially on windy days, are prone to being blown down the hill once emptied, he said, and this can cause more problems than it is worth. Therefore, he said, trash is usually picked up from back lanes or collectors will go into the backyards of properties, empty and replace bins.

At some homes, due to issues like space constraints, trash is collected from the front of the property.

Recycling

Along with home recycling, Westmount offers local businesses recycling as well. It falls under the city's global budget for recycling management. According to the city's website, the city offers weekly door-to-door collection of cardboard and paper for small- to medium-sized businesses, located in the commercial sectors of Greene Ave. and St. Catherine St., and Victoria Ave. and Sherbrooke St. The program is free, but businesses must register with Public Works to participate.

For home collections, recycling is collected from the front of properties.

"Westmounters are leaders in this area with one of the highest participation rates in the province, but there is always room for improvement," states the city's website. "You can recycle better by making sure that materials in your recycling bin are properly prepared for pick-up. It's so easy and there's no excuse."

A complete description of what is recyclable and how to collect recycling effectively is on the city's website.

Organic

Like recycling, organic waste is collected from the front of properties. This service

kicked off in May 2009. Westmount offers door-to-door collection of kitchen waste.

"Each single-family home and apartment building with eight units or less received a green bin, a comprehensive information package and a free supply of compostable liner bags," states the website. "Kitchen waste makes up as much as 40 percent of the contents of a garbage bag. These materials can be composted and should not be sent to a landfill."

A complete "dos and don'ts" list is available on the city's website, outlining exactly how and with what residents should be filling the green bins.

"With compost, we have a modified schedule in the winter," added Raggo, noting Westmounters mostly respect the new system and the numbers stand as proof. "In terms of tonnage per person, we have quite good tonnage."

With most of Montreal's boroughs now picking up organic waste collection, Raggo said the hope is that provincial authorities

continued on p. 25

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TOUTE L'ANNÉE

Parked across
driveway costs driver
\$167

A ticket for \$167 was issued November 1 for a parked vehicle that had to be towed after blocking the driveway to a private house on Victoria south of Somerville, Public Security officials said. The resident needed to exit the driveway at 12:32 pm. The ticket included a fine of \$90 for the offence, \$27 for the administration fee and \$50 for towing.

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From Prague to Westmount,
exhibit on at Vic park lobby



Carmela Cukier Mindel at the Victoria Park Building October 25.

BY HEATHER BLACK

A series of stunning theatre posters by Milos Reindl (1923-2002) currently line the lobby of the Victoria Park building.


A Czech defector to Canada, Reindl taught art for over 30 years at the University of Laval before moving to Montreal.

Organized by former Westmounter Michael Cukier, founder of the Palbric Art Foundation, the exhibition was first viewed in Prague, where he now lives. Cukier's sisters, who are local residents, also supported the foundation: Carmela Cukier Mindel worked on the text while Leora Cukier chose the location.

Entitled *Do Not Pass By!*, Mindel explained that the exhibition pairs Reindl's work with posters on topics from pets or beauty to transportation, to remind viewers "of the benefits of cultural diversity and immigration."

For Mindel, whose father immigrated to Montreal, the exhibition is also a means "for her family to express their gratitude for opportunities in Canada."

The exhibit *Do Not Pass By!* continues until Tuesday, November 15 at 376 Victoria Ave.



University Women's Club of Montreal
Wednesday, Nov. 16 at 6pm in the
Atwater Club, 3505 Ave Atwater

Many governments and dictators use food as a political weapon against their own citizens. Prof. Howard-Hassmann will describe cases in North Korea, Venezuela and Zimbabwe, and discuss how current international law can or cannot be used against the individuals who perpetrate these crimes.

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Westmount gets spooky on Hallowe'en



Witches with glowing eyes, skeletons, smoke and spiders adorned 45 Summit Cresc to the excitement of lots of kids.

Garbage cont'd. from p. 23

are going to get involved and provide larger, enhanced treatment facilities. In fact, he said, more facilities will be needed as public awareness and participation grows.

It has been proven that many household automotive and gardening products are harmful to the environment if improperly discarded and, to combat this issue, the city hosts special collection days each spring and fall, encouraging residents to bring in "hazardous" or toxic products that are otherwise not allowed in the regular garbage stream. Materials collected range from paint and batteries to nail polish and aerosol cans.

If people can't make it to the hazardous waste collection days, Westmounters, being part of the Montreal agglomeration, can also go to Montreal's Écocentres to drop off this kind of garbage. Those closest to Westmount include one in Côte des Neiges and in Lasalle.

Garden waste is also collected, diverting it from the landfill. Some garden waste can be mulched and used as a nutrient-rich, organic fertilizer. Grass clippings and leaves can be left on lawns and mowed over to mulch into the yard. However, residents can also leave it out for collection once a week from April to September. Waste can include, small branches, weeds, grass clippings, fruit and more.

Electronic waste is not garbage, notes the website. Electronics can release "very toxic" materials into landfills, such as lead, mercury and cadmium. While people are encouraged to donate useable items, such as computers (with the memory wiped), the city also proves a permanent e-waste depot at the Public Works yard for people

looking to dump outdated or unused objects such as scanners, stereos, cell phones and cameras.

Where Westmount is lacking

Raggo outlined two principal reasons some on-island jurisdictions might have more impressive diversion rates.

Communities with garbage collection every two weeks divert more trash from landfills, he said. With garbage getting picked up every other week, he said people are even more wary of how much waste they throw away so as to prevent stockpiling garbage. However, he added, Westmount is not planning on changing the once-a-week schedule at this point.

Westmount does not have an eco-centre in its territory. These are thought to divert more trash from landfills, he noted.

Raggo says the city's waste diversion continues to rise and every study the agglomeration has done on Westmount's waste management system has found the city conforms to standards and practices across the board, he said.



A couple of scary clowns and a friend threaten tricks or treats at 2 Surrey Gardens on Hallowe'en October 31.

Photos: Ralph Thompson

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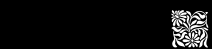
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WWI portrait of one of its own on display at RMR

By Heather Black

As a war artist, noted Group of Seven painter Frederick Varley was commissioned to paint portraits of Canada's Victoria Cross (VC) recipients, including Lieutenant George Burdon McKean of Westmount's Royal Montreal Regiment (RMR) on St. Catherine St.

At age 29, McKean was awarded the British Empire's highest military honour for extraordinary valour and devotion to duty at Gavrelle, France in April 1918. Also awarded the Military Medal (MM) for action in Cagnicourt, France, and the Mili-

tary Cross (MC) as a commissioned officer, McKean was among the few to receive all three medals.

Varley's painting itself, noted for its sensitive but bold depiction of the young hero, is considered a Canadian masterpiece. Varley wrote of the portrait: "I am without swank, getting something real good, Jackson [fellow war artist, A. Y. Jackson] says I found myself."

Although the original remains at the Canadian War Museum in Ottawa, a framed reproduction is hung next to the officers' mess at the RMR armory, where McKean's dress medals are also on display.



Royal Montreal Regiment members: Chief Warrant Officer David Cochrane and Sergeant Nathalie Levasseur stand next to the Varley portrait November 1.

Filming on Halloween night

Two men and a woman were intercepted as they attempted to make a film on private property on Sunnyside Ave. October 31, Public Security officials said. They were spotted at 10:20 pm and admitted they did not have permission to be on the prop-

erty. They had chosen it because no one appeared to be home. They were told they were trespassing and departed. Two were Montreal residents, another was visiting from Jamaica.

Young and old observe Westmount's Remembrance Day ceremony



Dignitaries, and other observers, filter out of city hall to join the ceremony November 6 at 2 pm during Westmount's tradition of observing Remembrance Day the Sunday before. See other photo, p. 1.

Photo: Ralph Thompson

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A story for Remembrance Day

Kisielewski and Mercik fled Poland in wake of World War II

BY RALPH THOMPSON

The following was written with the kind co-operation of Manoir Westmount residents Rose Kisielewski and Adam Mercik. It is a very brief synopsis of their complicated lives during and after World War II.

Ninety three years ago, a baby girl was born in the small town Swieczany in Poland (later annexed to Lithuania by



Rose Kisielewski, 93, and Adam Mercik, 90, are residents at Manoir Westmount.

Stalin). A happy childhood did not foreshadow the years that followed.

At sweet sixteen, September 17, 1939 Rose Olejniczak, along with millions of Polish citizens in the northeast were “partitioned” to the Soviet Union and declared “enemies of the people.” A few months later, Rose, with her mother and younger brother, were herded into cattle cars and deported to Siberia – a two-week journey. For two days, they had no food or water. On the third day, they were given a little salted herring. On the fourth day, the train stopped to give them water. A hole in the floor of the cattle car served as the toilet. They lived for two years on what they could beg for or steal. Her father had gone to Lithuania with the Polish army, eventually became a prisoner of war but fortunately avoided the fate of most captured Polish officers. Young Rose had entered a different world.

At the same time, Hitler’s powerful

armies swept across western Poland and descended on Warsaw, killing over 40,000 civilians. A young man, Adam Mercik, with his mother and father (a senior officer on the Polish general staff in Warsaw) were slipping out of the country to Romania, narrowly avoiding the Soviet army advancing on Poland from the east.

Adam’s father, still dressed in his uniform, was immediately placed in a Romanian concentration camp. Adam played a key role with the assistance of Polish army personnel to help his father escape, whereupon his father went “underground” with a new identity and false papers.

Adam and his mother fled to Turkey and on to Cyprus, where he became temporarily orphaned after his mother was murdered. As the war continued, German forces moved into Romania. Adam’s father worked with the underground resistance for a few months but then fled to Palestine (today’s Israel). Fifteen-year-old

Adam was too young to join the army, but the British helped him to get papers to board a ship of volunteer fighters going from Cyprus to Palestine, where father and son were reunited. Young Adam was able to attend school in Tel Aviv.

By 1941, Germany had overrun Poland, leading to a fortunate alliance for Rose between Britain and the Soviet Union. Thou- *continued on p. 28*

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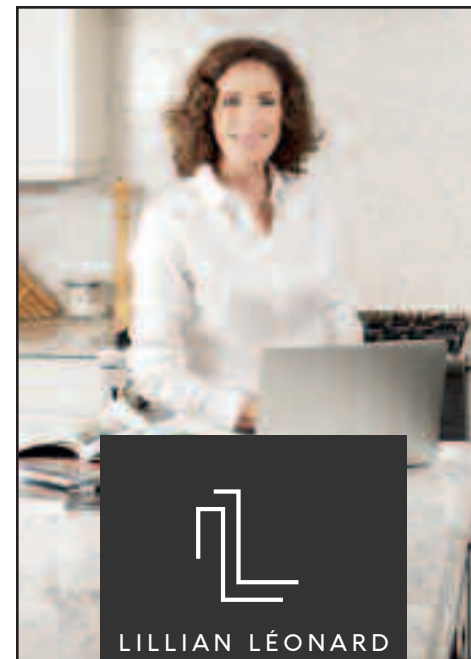
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Veterans cont'd. from p. 27

sands of Polish officers had been executed in Russia, and the women, children and older people were starving to death in the camps. This was a potential embarrassment for the Russians and a valuable work force for the British. Diplomatic moves allowed for Rose and other Polish women and children to be given “amnesty” to be moved out of Russia to Iran.

Rose joined the signals (communications) and later became a driver. She attended school in Nazareth (Palestine), and eventually her unit moved to Egypt, where she worked in the Polish army hospital as a social worker and radio operator. In September 1945, Rose married Lieutenant Janusz Kisielewski in Alexandria, Egypt.



Rose Kisielewski, 2nd Corp. 8th British army, 1944.

She served as a corporal in the Polish army, went on to teach in Italy, and in 1946 moved to Great Britain. They were unable to return to Poland under the communist regime, and so the young couple immigrated to Argentina (Rose speaks Spanish). She gave birth to their son and eight years later moved to Montreal. Rose has been living in Manoir Westmount since 2007. Her husband died in 1993, and her son died in 2013.

She received the Gold Medal of the Polish army “for services rendered in education and cultural fields to the young soldiers at the time of war” in 2013.

During the last year of World War II, Adam joined the Polish army on the front lines, fighting alongside British and American troops in the hard-fought allied campaign advancing north through Italy. Because of his English skills, he acted as a translator and interpreter. After the war, he attended university in Italy and Great Britain, qualifying as an engineer. He immigrated to Canada in 1952 and worked for RCA in-



Adam Mercik's miniature replica medals include the Polish Army Veterans medal (top), then from left are the medals: Polish Forces in the West Cross WWII, Polish War Medal, British War Star, Italian War Star and the Defence Medal. He gave the originals to his son.



Rose Kisielewski's pin and medals, from left: 2nd Corp 8th British army pin, Gold Medal of the Polish army, 2nd World War Medal and the Defense Medal.

Witches and goblins too noisy

At least five Hallowe'en parties generated noise complaints in Westmount between October 28 and 30, according to Public Security officials. All hosts were described as cooperative in lowering the noise or concluding the event, and no tick-

ets were issued. The complaints involved parties on Metcalfe, as well as in apartment buildings at 389 Claremont, 396 Grosvenor, 5010 Sherbrooke and 19 Stayner.

stalling microwave communication systems around the world.

Rose Kisielewski, 93, and Adam Mercik, 90, live actively at Manoir Westmount. Neither could return to Poland after the war, as it remained a communist state. Decades after the war, both have only returned for brief visits.

On November 11, they will be amongst many estranged Poles and millions of veterans living in Canada, thankful to have survived the devastations of war, having had their young lives stolen and their country and homes confiscated. As Canadian immigrants, they are very pleased to live in peace in a free country.

Another Manoir Westmount resident, Sophie Maliszewski, who died recently, was also among those deported from Poland in 1939. She was one of the many who were given amnesty in 1941 but unlike Rose, was not released by the Russians. She was forced to continue working as a lumberjack for the rest of the war in the far north of Russia.



In his teenage years, Adam Mercik, 2nd Lieutenant, 2nd Battery, 12th Artillery Regiment, 2nd Polish Corp. in the Polish Army.

Skateboard offender ticketed again

A 21-year-old Montreal man received a \$38 ticket for skateboarding on Bellevue Ave. October 25 at 4:46 pm, Public Security officials said. The man had already been warned against doing so on a public street in Westmount. Another skateboarder accompanying him was let off with a warning for a first offence.

No time for detectorist to find ‘gold’ in park

A man was found digging a hole in grass at King George (Murray) Park November 1, Public Security officials said. He stated he was looking for coins but was told that damaging grass in a park was against the by-law. He was reported to have departed empty handed. The incident occurred at 12:15 pm.

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Hats off to Les Amis' posh luncheon

Social Notes

VERONICA REDGRAVE



On June 16, Les amis de la montagne (AM) held its third annual benefit luncheon at the Mount Royal chalet. This year was as elegant as ever. Chapeau Mont Royal attracted 450 happily-hatted ladies (and men!) who showcased the finest fascinators and big-brimmed toppers.

Greeting guests was Westmounter **Peter Howlett**, AM founder, there with his wife **Morag**. The splendid day with cloudless blue skies was held under the honorary presidency of **Caroline Codsí**, senior VP/GM, Cira Medical Services and founding president, La Gouvernance au Féminin.

Dedicated supporters included event copresidents local res **Mary Bruns Creighton** and **Kathryn Lund Drummond**, along with **Judith Kavanagh** and **Carole Labelle Molson**, all AM governors. Past honorary presidents **Julie Godin**, executive VP of CGI

and **Françoise Lyon**, senior VP of Pembroke Private Wealth Management were noted in the chic crowd.

Arriving ladies, most in runway-ready summer frocks, enjoyed the red-carpet cocktail sponsored by Domaine Pinnacle as they were entertained by a trio from McGill's Schulich School of Music.

Hems ranged from short shorts to Kate Middleton "proper" below the knee, as well as flowing long dresses. A few ladies wore suits (execs rushing over from the office!) and a few donned patterned pants. Colours ranged from pretty prints – pastel florals and Missoni geometrics – to basic black.

Fashion blogger **Lolita Dandoy** wore a long white outfit with a transparent breeze-blown long skirt.

The fundraiser draws its inspiration from the prestigious Frederick Law Olmsted Awards Luncheon organized by the Women's Committee of the Central Park Conservancy in New York. (Central Park and Mount Royal share a unique legacy: Celebrated landscape architect Olmsted designed both.)

Noted amidst the sea of *soigné* were Westmounters **Pam Erskine** and **Tony Lay-**



Morag and Peter Howlett.

ton, **Gwen Nacos**, **Ann Birks**, **Christina Ayoub Miller**, **Gene Riesman**, **Thea Drummond** and **Ann Hodes**, as well as former res **Kerry Von Moltke** and **Hope Tetrault**.

Gold Partner TD Bank Group was represented by **Eric Morisset**, vice chair, Quebec market. Platinum sponsors were the CGI Group and Pembroke Private Wealth Management, represented by pres/CEO

represented by **Eric Morisset**, vice chair, Quebec market. Platinum sponsors were the CGI Group and Pembroke Private Wealth Management, represented by pres/CEO

continued on p. 30

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Social Notes cont'd. from p. 29

Ian Aitken, there with his wife architect Mary Leslie Aitken. Silver partners were the Ritz-Carlton Hotel, and Residences Ritz-Carlton Montreal, represented by director Rucsandra Calin.

Celebrating 30 years, Les amis is dedi-

cated to the protection and enhancement of Mount Royal. The lovely lunch, catered by Fairmont The Queen Elizabeth, raised \$180,000 in support of its educational and conservation programs.



Mary Leslie Aitken and Ian Aitken.



Ann Birks, left, and Lolita Dandoy.



From left: Judith Kavanagh, Caroline Codsi, Carole Labelle Molson, Kathryn Lund Drummond and Mary Bruns Creighton.



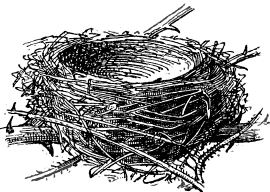
From left: Hope Tetrault, Thea Drummond, Ann Hodes and Kerry Von Moltke.



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DOWNTOWN

1420 Av. des Pins \$2,595,000
MLS 15856545



WESTMOUNT

215 Redfern Apt 308 \$2,395,000
2200 SF, private terrace MLS 24466488



NEW

332 Wood Ave \$2,295,000
MLS: 27225484, 3014 SF, 5 Bdr.



NEW

WESTMOUNT

744 Av. Upper-Lansdowne \$1,995,000
MLS 17303942 3557 SF, 5 bdr, dream location



WESTMOUNT

4298 Montrose Ave. \$1,975,000
Ideal family home of 5 Bdr MLS 14681732



SOLD

WESTMOUNT

Chateau Westmount \$1,950,000
2376 SF, magnificent views



WESTMOUNT

4805 de Maisonneuve O. \$1,935,000
MLS 25118868 2540 SF



NEW

3 WESTMOUNT SQUARE

2385 SF \$1,895,000
Panoramic views, MLS 9366200



DOWNTOWN

1425 Dr-Penfield #1A \$1,625,000
MLS 19637188 2492 SF



WESTMOUNT ADJ.

4054 Highland Av. \$1,695,000
MLS 14308397



STE-AGATHE-DES-MONTS

Lac des Sables \$1,595,000
MLS 26290744 Water front



NEW

WESTMOUNT

215 Redfern, PH \$1,250,000
MLS 25996178 1577 SF, 2 Bdr



NEW

WESTMOUNT

215 Redfern, Apt 205 \$1,210,000
MLS 14709035 1740 SF, 2 Bdr



DOWNTOWN

1520 Av. du Dr-Penfield \$618,000
MLS 19338174



WESTMOUNT ADJ.

Le Trafalgar \$589,000
MLS 9003237 1660 SF



NDG

Harvard Ave UPPER \$418,000
MLS 15497577



NEW

RENTAL

WESTMOUNT ADJ

2731 Hill Park Circle \$4900/mth
MLS 28627101 Fully renovated,
3 Bdr



SOLD

WESTMOUNT

619 Clarke Av. \$4,295,000
MLS 27373203



SOLD

WESTMOUNT ADJ,

4097 Highland Av. \$1,295,000
MLS 20827283



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ANOTHER JUST LISTED!

Westmount, 520 Argyle Ave.
Majestically positioned overlooking the southern slope of Westmount, this handsome 1906 heritage home retains all of it's EXQUISITE original character. **\$2,350,000**



ANOTHER JUST LISTED!

Westmount, 494 Argyle Ave.
RARELY available + HIGHLY desirable! PRIME mid-level location. Spectacularly spacious + amazingly bright 4 bdr home. Impressive views + gardens! QUALITY construction. **\$1,565,000**



ANOTHER JUST LISTED! ACCEPTED OFFER!

Westmount Adj., 4799 Grosvenor Ave.
Fabulous 1920's duplex, dramatically transformed + renovated into a now SPACIOUS, stunning, single family home! Ideal location, near Marie de France. **\$979,000**



ANOTHER JUST LISTED!

Westmount, 4800 de Maisonneuve O. #210
Hard to find 3 bdrm, 2 baths apt in a well administrated doorman building. Includes garage, A/C, heating, pool, balcony. Ideal walkable location. Quick occupancy. **\$2,567/month**



New price!

Westmount adj., 4089 Highland Ave.
Country chic/City living! A tranquil, hidden gem. Impeccable DETACHED 4 bdr heritage property complete with the white picket fence! Lovely garden. Garage. **\$1,139,000**



New price!

Verdun, 3995 Bannantyne #311
Stunning 2 storey 1,180 sf, 2 bedroom, 1½ bathroom condo. New 2012 construction with elevator. Fabulous kitchen + bathrooms. Balcony. 2 garages! **\$419,000**



Westmount, 160 Metcalfe Ave.
Exceptionally spacious, flooded with light and LOADED with charm, this lovely 1895 Victorian townhouse will absolutely delight you. **\$829,000**



Westmount Adj., 17 Northview Court
The PERFECT condo alternative! LOW maintenance living! Darling mews type townhouse, loaded with charm, + in MOVE IN condition! 3 bdrms, courtyard garden, garage. **\$645,000**



GREAT TLC = GREAT SALE!

Westmount, 701 Victoria Ave.
EXCEPTIONALLY bright + spacious home impressively enlarged + renovated in 1997. 4 + 1 bedrooms, 3½ bathrooms, 2 car garage. Many recent upgrades! **\$1,790,000**



Downtown, Le Chateau
SPECTACULAR! The ULTIMATE in high end luxury living at Downtown's premier address. TOTALLY renovated 1,550 sq. ft 1 bdr co-op apt. TRULY breathtaking. **\$1,095,000**



SOLD!

Westmount, 701 Victoria Ave.
EXCEPTIONALLY bright + spacious home impressively enlarged + renovated in 1997. 4 + 1 bedrooms, 3½ bathrooms, 2 car garage. Many recent upgrades! **\$1,790,000**

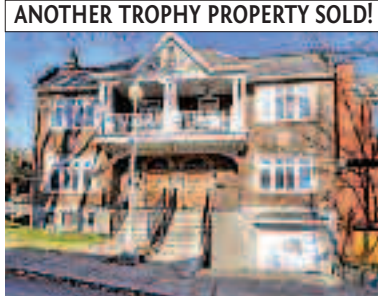


Westmount adj., 5124 Cote St-Antoine
FABULOUS sun filled 5 bedrooms, 3+1 bathrooms, FULLY renovated by owner/ designer. Gorgeous architectural features. **\$1,395,000 / \$7,500 furnished or not**



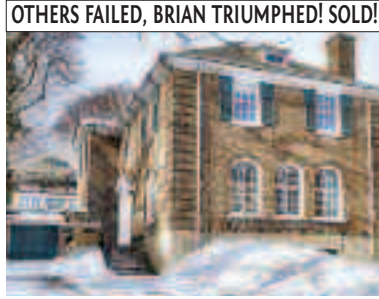
SOLD IN 9 DAYS!

NDG, 4274 Hingston Ave.
SPACIOUS, impeccably maintained. New foundations, roof, plumbing, etc.! WIDE parking spot. Gorgeous wdwrk/oak floors. Beautifully landscaped gardens! **\$849,000**



ANOTHER TROPHY PROPERTY SOLD!

Westmount, 537-543 Victoria Ave.
One of the finest revenue properties ever offered! LARGE, SPECTACULAR John Hand 4plex. \$500k in quality renos, gorgeous wdwrk, 4 car garage! **\$2,395,000**



OTHERS FAILED, BRIAN TRIUMPHED! SOLD!

Westmount adj., 3105 The Boulevard
STUNNING detached heritage property designed by Maxwell + Pitts. Remarkable architectural features. Extensively renov. 4+1 bdrm, 3½ baths. Garage + prkg. **\$1,645,000**



ANOTHER GREAT SALE BY BRIAN!

Westmount, 646 Lansdowne Ave.
Perfectionist owned home, FULLY renovated, done in top quality and sparing no expense! 4 bdr, 3½ bathrooms, garage + 3 car parking. **\$1,675,000**



ANOTHER OUTSTANDING SALE!

Westmount, 709 Grosvenor Ave.
Renovated, detached. **\$1,365,000**



SOLD!

Westmount, 22 Renfrew Ave.
Exquisite, QUALITY home. **\$1,325,000**



EXCEPTIONAL DEDICATION BRIAN DELIVERED!

Westmount, 234 Metcalfe Ave.
STUNNING, architectural marvel. **\$1,399,000**



SOLD!

Westmount adj., 3015 The Boulevard
FULLY renovated, STUNNING contemporary 4 bdrm townhome will satisfy THE most discriminating buyer. High end finishes! Central A/C, 2 car garage. **\$1,298,000**

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